

## # 213 COURTLAND AVE.

In spite of rapid growth and change in central Towson, Courtland Ave. remains basically unchanged as an early 20th century streetscape. This frame structure, one of three in a row based on a longitudinal plan, is still being used as a residence and is important in maintaining the residential scale of the neighborhood.

## MARYLAND HISTORICAL TRUST

MA61-0315033504

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

*Pibber House*

AND/OR COMMON

*Farkas House***2 LOCATION**

STREET &amp; NUMBER

*213 Courtland Ave.*

CITY, TOWN

*Towson*

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

*Maryland*

COUNTY

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

## OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

## PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

## ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

## PRESENT USE

☐ AGRICULTURE☐ MUSEUM☐ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

*Is. Farkas*Telephone #: *825-0445*

STREET &amp; NUMBER

*213 Courtland Ave.*

CITY, TOWN

*Towson*

VICINITY OF

STATE, zip code

*Maryland 21204***5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC.*New Courts Building*Liber #: *2607*Folio #: *173*

STREET &amp; NUMBER

CITY, TOWN

*Towson*

STATE

*Maryland***6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE <u>Summer, 1978</u>

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

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There are three longitudinally planned houses in a row on Courtland Avenue, each characterized by being a two story frame structure with a finished attic resting on a high foundation. The gable-end roof has deeply corniced eaves with block brackets. This building is two bays wide, four bays deep and is covered with beveled clapboards. The fenestration is a regular 1/1 sash.

The street facade faces West and features a single story porch. This porch is characterized by its classical details which include a shed roof which simulates a half pediment on its end, and supporting fluted doric columns.

An entrance door occupies the north bay of the first level. A pair of 6/6 sash windows vent the gable end.

The fenestration of the south facade is regular, however, there are only three evenly spaced windows on the first level while a window occupies each bay of the second level. A centrally located corbeled brick chimney exits the roof south of the ridge.

The fenestration of the north facade differs from the south in that the westernmost bays are windowless with the exception of a single light casement window in the east bay lighting a staircase within.

Upon entering the house one finds a main parlor to the south and a staircase along the north wall. This stair has closed string steps with a minimum of decoration, and square newel post and balusters.

The main parlor leads to the dining area which leads to the third division occupied by a kitchen to the south and a bathroom to the north.

The moldings are plain, rectangular in shape with square corner blocks. The solid doors have five lateral panels and glass knobs with oval metal plates and embossed beads.

The upstairs is defined by the side hall plan, containing three bedrooms and a bathroom. The hallway has a curvilinear wall to accommodate a banister. There is a closet at the west end of the hall.

Details include corner guards and hot water radiators.

The attic has a false knee wall and trapezoidal ceiling. There are two rooms of equal size lighted by the windows in the gable ends.

Behind the house to the East is a three car garage. This frame, gable-end structure is covered with beveled clapboards to match the house. The wooden panel doors have six lights per door.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

# 8 SIGNIFICANCE

BA-1504

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1915

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

In spite of rapid growth and change in central Towson, Courtland Ave. remains basically unchanged as an early 20th century streetscape. This frame structure, one of three in a row based on a longitudinal plan, is still being used as a residence and is important in maintaining the residential scale of the neighborhood.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

**VERBAL BOUNDARY DESCRIPTION**

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

D. Owings

ORGANIZATION

DATE

Summer 1978

STREET &amp; NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## TITLE SEARCH for # 213 COURTLAND AVE.

Liber 2607, Folio 173 December 3, 1954

Grantor: Stanley Vernon Zinkhan et. al. (son of Helena E. Zinkhan)

Grantee: Is. Parkas & wife

"Beginning...east side of Courtland Ave...44' from southeast corner or intersection of Courtland Ave. and Susquehanna Ave....35'4"... 112'6"...to place of beginning known as # 213 Courtland Ave."

Liber 1274, Folio 228 February 19, 1943

Grantor: Margaret A. Pibber

Grantee: Helena E. Zinkhan

Liber 560, Folio 324 September 7, 1922

Grantor: Leonard E. Greaver

Grantee: William H. Pibber & wife

Liber 529, Folio 590 August 26, 1920

Grantor: Marion H. Merryman

Grantee: Leonard E. Greaver

Liber 390, Folio 386 February 17, 1912

Grantor: Franklin J. Morton

Grantee: Marion H. Merryman

"Beginning...south side of Susquehanna Ave...150'...150' to place of beginning...lots No. 4 & 5...Plat Book 3/138"

Liber 377, Folio 86 March 24, 1911

Grantor: Franklin J. Morton

Grantee: Marion H. Merryman

"...following lots...laid down and numbered upon a plat made by Charles B. McClean...November 19, 1901...lodged...Land Records... March 6, 1911...situate on southernmost of Susquehanna Ave...numbered #3, #4, & #5."

The 1911 Tax Assessment Records for Baltimore County record Marion H. Merryman as owning new in 1915 three houses on Courtland Avenue on lots on the southwest corner of Washington Avenue, 35' x 112'. The 1915 Bromley Atlas shows only three houses on Courtland Avenue at this time, one of which occupies the same lot as this house. Therefore, this house was probably built in 1915.

## OUTBUILDINGS IN TOWSON

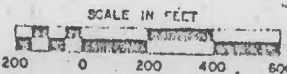
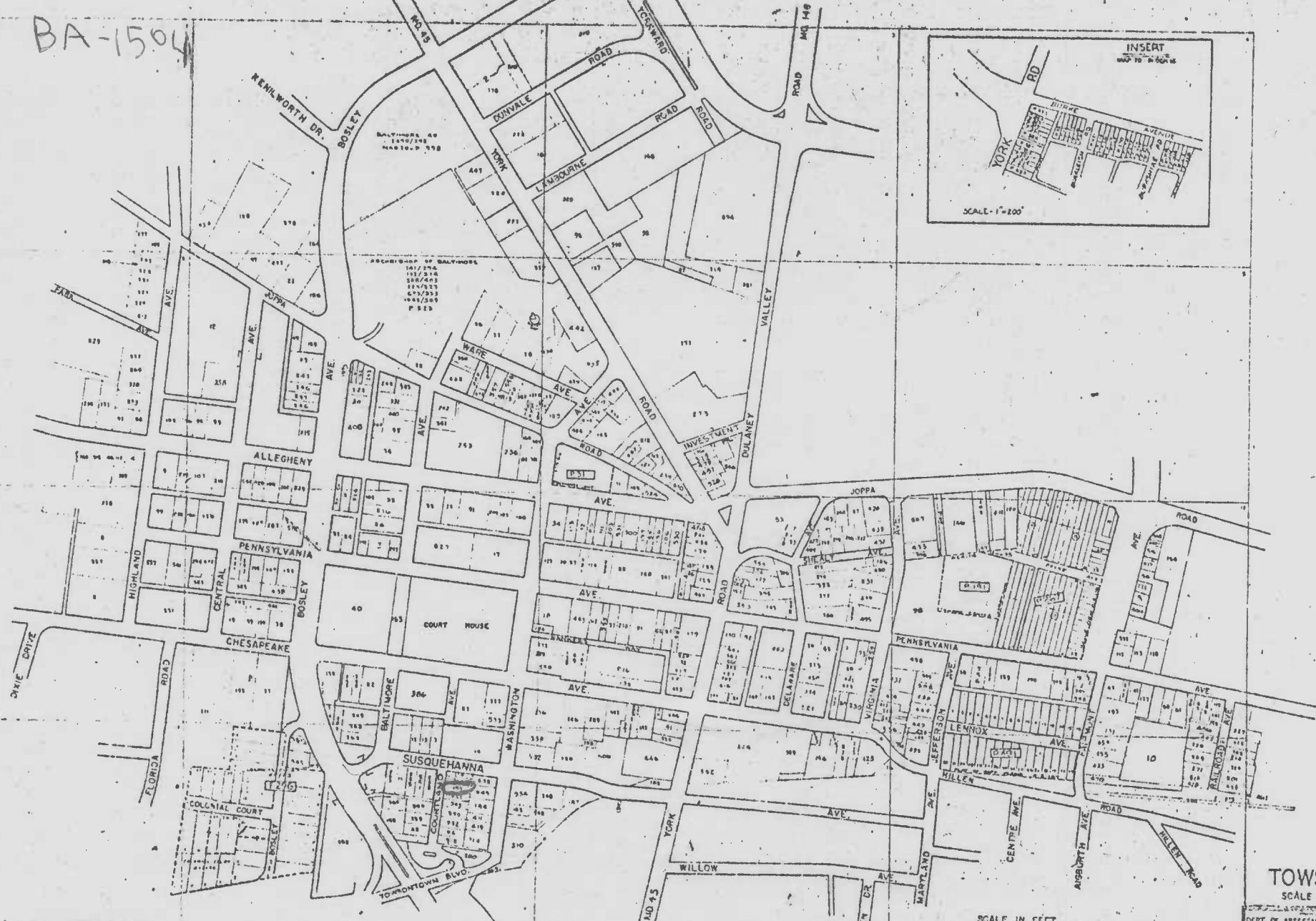
Outbuildings are important in understanding pre-modern lifestyles. In the area of transportation for example it is easy to overlook the number of buildings and other structures which have come into existence with the development of the combustion engine. These would include not only the home garage and gas station but heavier bridges and hard top roads as well as a host of "drive-in" stores and entertainments.

Although not as extensive or explosive, the same may be said of the age of horse travel and its buildings and structures. An understanding of Towson in the second half of the 19th century would be incomplete without realizing the number of stables necessary for housing horses and wagons. Neither the Hopkins nor Bromley Atlases indicate chicken houses, privies, etc., but they do show that quite a few homes had stables and barns behind them. The Hopkins Atlas of 1877, for example, shows over forty stables in central Towson. The Bromley Atlas of 1898 shows most of these still in existence with an additional twenty or so having been built in the meantime. All but one of these outbuildings are indicated as being of wood construction. Most of these were probably frame although it is known that the Bowen House for example had several log outbuildings. In 1850 there were stone outbuildings at Epsom and there was a stone spring-house behind the Towson Tavern but the only masonry barn/stable indicated by Bromley is a large brick structure on the southwest corner of Delaware and Pennsylvania Avenues. Hopkins appears to indicate the same structure in 1877.

Countland Ave

# 213

BA-1504



TOWSON  
SCALE 1"=200'

DEPT. OF ASSESSMENT & TAXATION  
TAX MAP SYSTEM  
BALTIMORE COUNTY, MARYLAND  
1967

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MD DEPT. OF ASSESS. & TAX





BA-1504

# 213 COURTLAND AVE.  
S.W. CORNER

W. NIELD  
9/78